



**Hawkeye
Farm Mgmt &
Real Estate**

Premier Hunting & Recreational Property

*Lucas County, Iowa
320th Avenue, Chariton, IA 50049*

*\$1,663,200
297 +/- Acres*

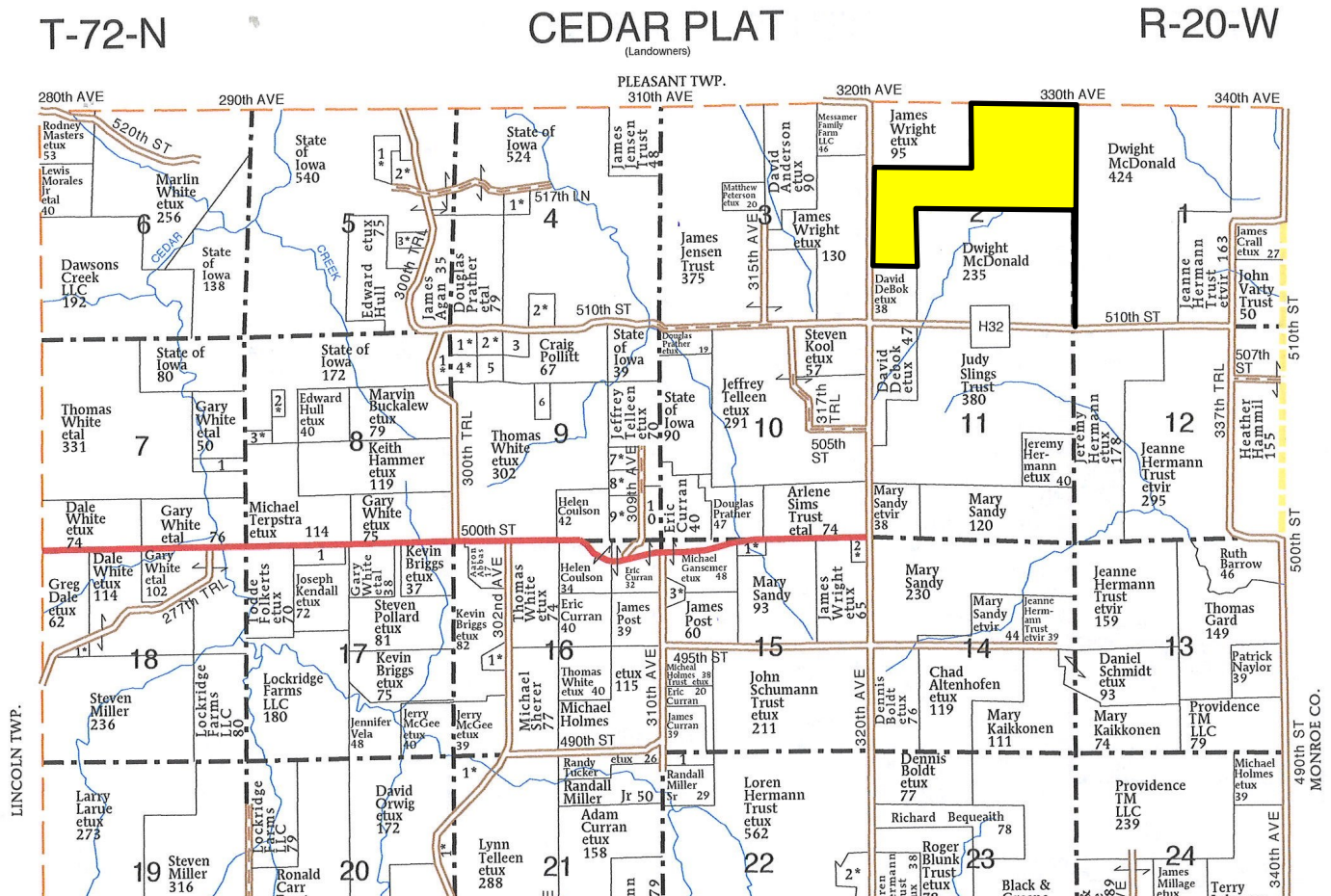


PROPERTY DESCRIPTION

Iowa Trophy Whitetail and Turkey Hunting—Productive Cropland—Established Timber & Habitat—All laid out across a beautiful rolling Southern Iowa Landscape. On the eastern edge of Lucas County, Iowa one mile from the Monroe County border, this farm offers the perfect combination of Crop, CRP income and great hunting. This combination property lays in a neighborhood known to produce high quality hunting with large tracts of Managed Land across vast acres ensuring the future trophy potential. This farm has the perfect mix of open cropland, CRP, and thick timber ridges with remarkable terrain features. As part of an effort to provide more bedding cover, 15 acres of White Oak timber has been harvested. 60 acres of 59 CSR2 cropland is rented for \$12,000 for the 2023 season.

Additionally, there are approx. 30 acres custom farmed to allow for large food plots. There are 20.62 acres of new CRP that begins 10/1/23 that pays \$3,356 per year. The location of the 40x60 building with partial concrete at the southwestern end of the property would make a great home building site with rural water and electricity on-site. This farm also includes a strip of land that allows entry from the southeast for entrance/exit route for low impact access to stands. This Lucas County property brings all the best of Southern Iowa into one great farm and offers sustainable income, top end hunting and four season recreational benefits.

PLAT MAP



PROPERTY IMAGES





Hawkeye Farm Mgmt & Real Estate

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or

to set up a time to see this property contact
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